

Send tax notice to:  
Andrew Elliott and Megan Elliott

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This instrument prepared by:  
Robert E. Cooper, Esq.  
Stockham Cooper Potts  
505 North 20<sup>th</sup> Street, Ste. 1111  
Birmingham, Alabama 35203

STATE OF ALABAMA )

Shelby COUNTY )

**QUITCLAIM DEED**



20230814000244530 1/4 \$32.00  
Shelby Cnty Judge of Probate, AL  
08/14/2023 11:05:47 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to **Pamela E. Brooker**, a single person, ("Grantor") by **Rodney Brooker** ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby release, remise, quitclaim, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which is more particularly described as follows, to-wit:

A Parcel of land, having an address of 345 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 16' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet to the Point of Beginning; thence South 21° 27' 26" West for a distance of 129.98 feet to (2) iron pins found (1" bar & 2" o.t.); thence North 84° 22' 10" West for a distance of 215.37 feet to a 1/2" rebar found; thence North 05° 33' 55" East for a distance of 138.06 feet to a 5/8" rebar found; thence North 12° 50' 22" East for a distance of 88.85 feet to a 5/8" rebar found; thence North 12° 37' 59" East for a distance of 19.18 feet to an iron pin set at the corner of a fence; thence South 72° 48' 22" East along said fence for a distance of 260.14 feet to an iron pin set; thence South 19° 57' 29" West for a distance of 70.23 feet to the Point of Beginning. According to a survey done by Carl Daniel Moore dated November 10, 2021, a copy of which is attached.

The real property being conveyed by this instrument is not the homestead of Grantor.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns forever, subject, however, to the following:

1. Ad valorem taxes for 2020 and subsequent years, not yet due and payable



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- 2. Easements, reservations, restrictions, protective covenants, rights of way, conditions and building setback lines of record, if any.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 23 day of June, 2022.

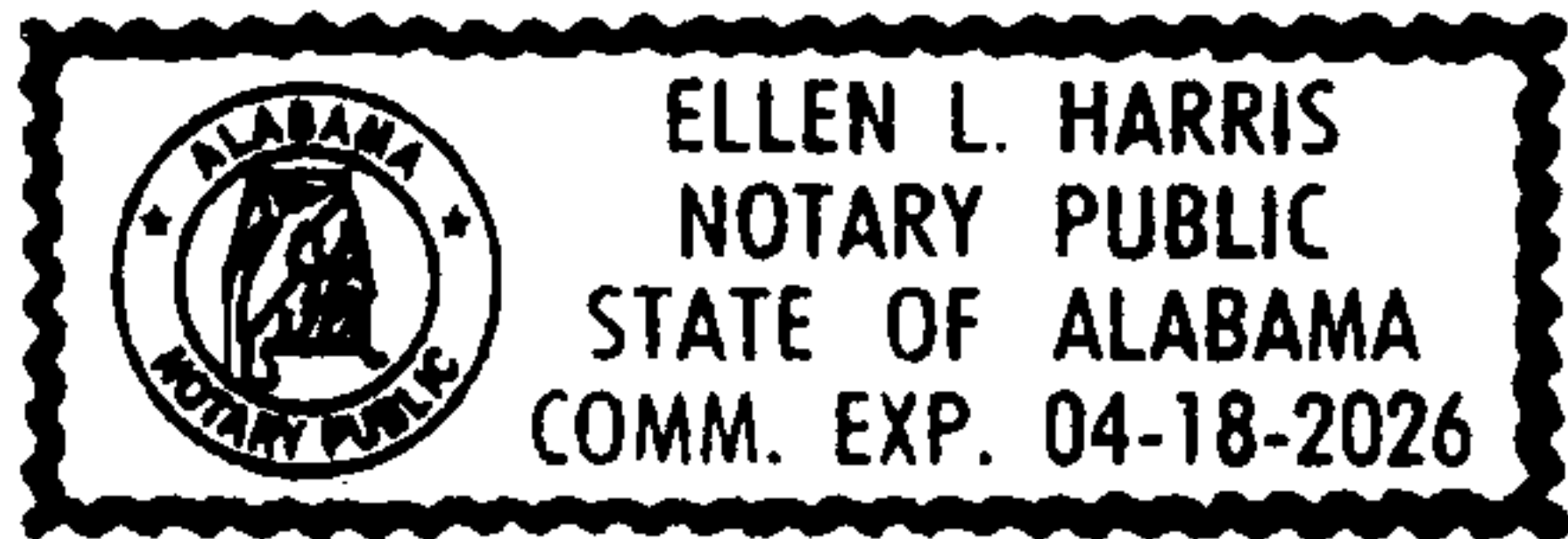
Pamela E Brooker  
Pamela E. Brooker

STATE OF ALABAMA )

Shelby COUNTY )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Pamela E. Brooker, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 23<sup>rd</sup> day of June, 2022.



[NOTARIAL SEAL]

Ellen L Harris  
Notary Public

My commission expires: 04/18/2026



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STATE OF ALABAMA  
 SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, do hereby certify I have surveyed a Parcel of land situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

A Parcel of land, having an address of 345 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section, thence run North 84° 10' 00" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet to the Point of Beginning, thence South 21° 27' 26" West for a distance of 129.98 feet to (2) iron pins found (1 7/8" & 2" o.d.), thence North 84° 12' 10" West for a distance of 215.27 feet to a 1 1/2" rebar found, thence North 05° 33' 55" East for a distance of 118.06 feet to a 5/8" rebar found, thence North 12° 50' 22" East for a distance of 88.20 feet to a 1" rebar found, thence North 12° 37' 50" East for a distance of 19.18 feet to an iron pin set at the corner of a fence, thence South 79° 48' 11" East along said fence for a distance of 260.14 feet to an iron pin set, thence South 19° 57' 29" West for a distance of 70.23 feet to the Point of Beginning.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 345 Wilderness Lane, according to my survey of January 23, 2021. Survey is not valid unless it is sealed with embossed seal or stamped in red.

SURVEYING SOLUTIONS, INC.  
 2232 CANABA VALLEY DRIVE SUITE W  
 BIRMINGHAM, AL 35242  
 PHONE: 205-991-8955

*Carl Daniel Moore*  
 Carl Daniel Moore, Reg. L.S. #21190

11.10.2021  
 Date of Signature



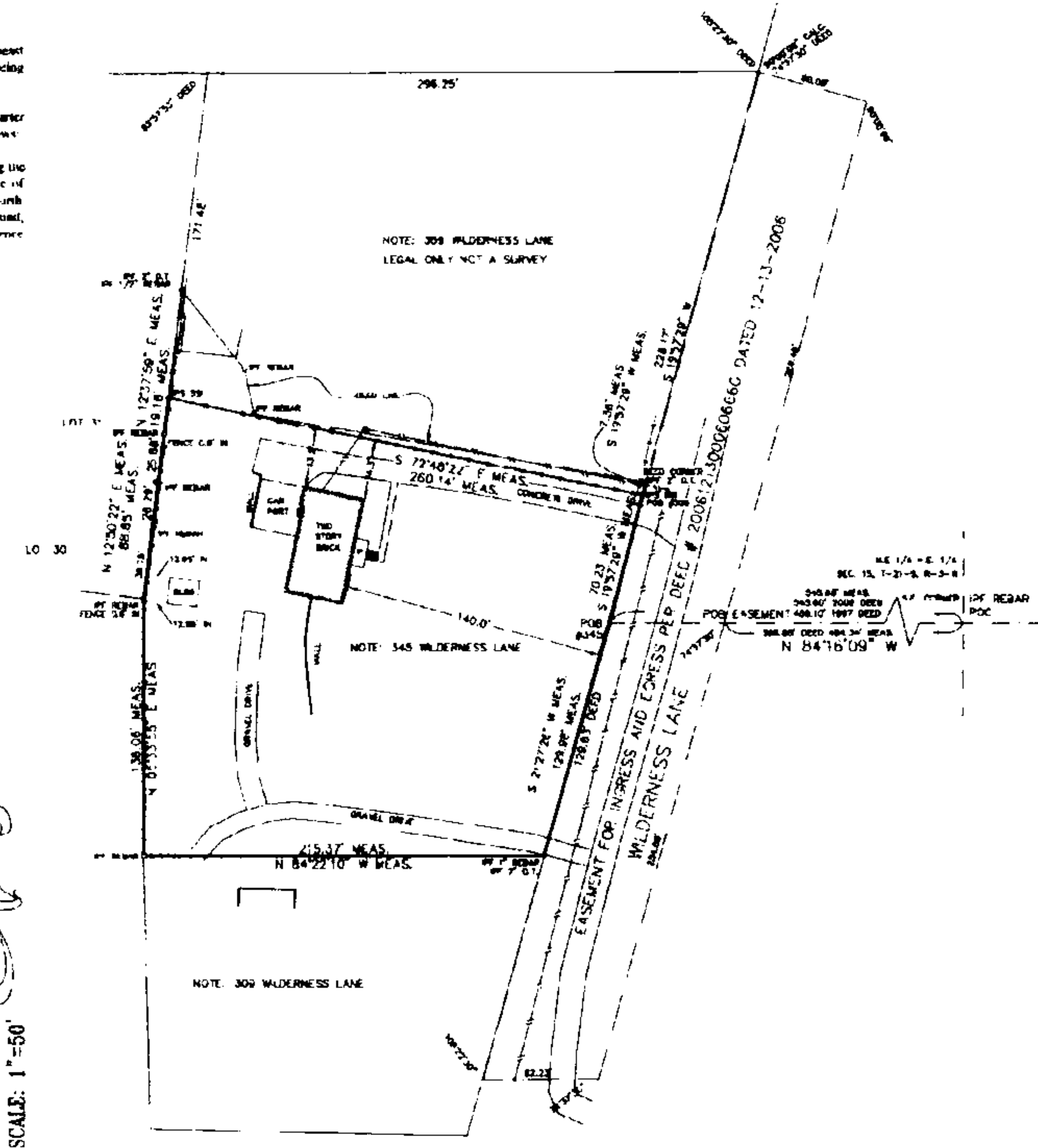
Order No. 260170  
 Purchase: ELLIOTT  
 Type of Survey: Property boundary

LEGAL DESCRIPTION ONLY NOT A PROPERTY BOUNDARY SURVEY.  
 PREPARED BY:  
 SURVEYING SOLUTIONS, INC.  
 2232 CANABA VALLEY DRIVE SUITE W  
 BIRMINGHAM, AL 35242

A Parcel of land, having an address of 359 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section, thence run North 84° 10' 00" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet (159.10 feet deed) to a point, thence turn an angle to the right of 104° 27' 38" and run Northwesterly for a distance of 70.23 feet to an iron pin set at the Point of Beginning, thence continue Northwesterly for a distance of 7.36 feet to an iron pin found, thence continue Northwesterly for a distance of 728.17 feet to a point, thence turn an angle to the left of 135° 22' 30" and run Westwesterly for a distance of 398.25 feet to a point, thence turn an angle to the left of 82° 37' 57" and run Southwesterly for a distance of 171.48 feet to an iron pin set at the corner of a fence, thence run Southwesterly along said fence for a distance of 260.14 feet to the Point of Beginning.

LEGEND:			
ASP	= asphalt	PC	= point of curve
BRC	= bearing	PDB	= point of beginning
BLU	= bluing	PDC	= point of commencement
CALC	= calculated	PI	= point of intersection
CAP	= capped iron	PIV	= pavement
CI	= cast iron	R	= radius
CH	= chain	REC	= residence
CYB	= concrete	RCR	= right of way
C	= covered	S	= south
D	= deflection	SAN	= sanitary
U	= curve data angle	STM	= storm
E	= east	SWS	= sewer
ESUT	= easement	SYN	= synthetic
FC	= fence	SYN	= synthetic
FD	= found	U	= uncovers
HR	= hooding	W	= west
IP	= iron pin found	W	= west
IP*	= iron pin found w/BBW cap	Y	= yard set
IPS	= iron pin set w/BBW cap	°	= degree
L	= length	'	= minutes
MBAS	= measured	"	= seconds or angles
MB	= minimum	"	= seconds or angles
MP	= marker	'	= feet, if distance
N	= north	AC	= acres
OH	= overhang	±	= more or less
P	=	±	= plus or minus





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### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Pamela E. Brooker  
 Mailing Address 21 Monte Tierra Trail  
Alabaster, AL 35007

Grantee's Name Rodney Brooker  
 Mailing Address 389 Second Street North  
Centreville, AL 35042

Property Address 345 Wilderness Lane  
Alabaster, AL 35007

Date of Sale June 23, 2022  
 Total Purchase Price \$ To clear title.  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 257,290.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                             |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other Conveyance to clear title only. |
| <input type="checkbox"/> Closing Statement |  |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

#### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 11, 2023

Print Robert E. Cooper

Unattested

Sign

(verified by)



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1